5 Hill Street
Southport
Merseyside
PR9 0NW

Telephone (01704) 500 008
www.karenpotter.co.uk













Victoria Court,
Weld Road, Birkdale, Southport PR8 2DN

NO CHAIN - An excellent opportunity to purchase this purpose-built first-floor apartment, occupying a particularly convenient location to the shore side of Birkdale, immediately adjacent to Birkdale Shopping Village and the railway station on the Southport/Liverpool line.

Thoughtfully designed for comfortable living, this bright and attractively planned apartment features uPVC double glazing and gas central heating throughout. The accommodation briefly comprises private Hall, fitted Kitchen complete with three useful store cupboards and spacious Living Room/Dining Room which extends to a front facing Balcony, providing a pleasant space for relaxation. An Inner Hall guides you to the well-proportioned double Bedroom, Bathroom and separate wc.

Victoria Court is a popular purpose built development with this apartment enjoying a position overlooking Weld Road where there is a 'bus stop directly adjacent, convenient for links to Southport town centre, which is just a 3 minute drive away. The beach is also readily accessible together with a number of local golf courses, the closest being the Royal Birkdale.

Price: £130,000 Subject to Contract

UK Parliament
The Property Ombudsman

Ground Floor:

Communal Entrance Hall with stairs to the first floor.

First Floor:

Communal Landing with walk in storage cupboard.

Private Hall

Fitted Kitchen - 2.69m x 2.49m (8'10" x 8'2") with oven, hob and cooker hood, three built in storage cupboards

Front Living Room open plan with Dining Area - 4.95m x 4.78m (16'3" x 15'8") overall and maximum

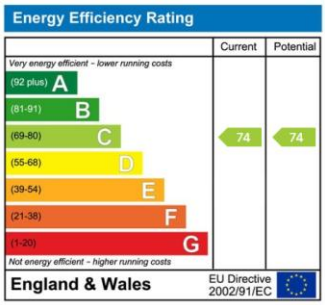
Balcony - 2.64m x 1.07m (8'8" x 3'6") overlooking Weld Road and Birkdale Village.

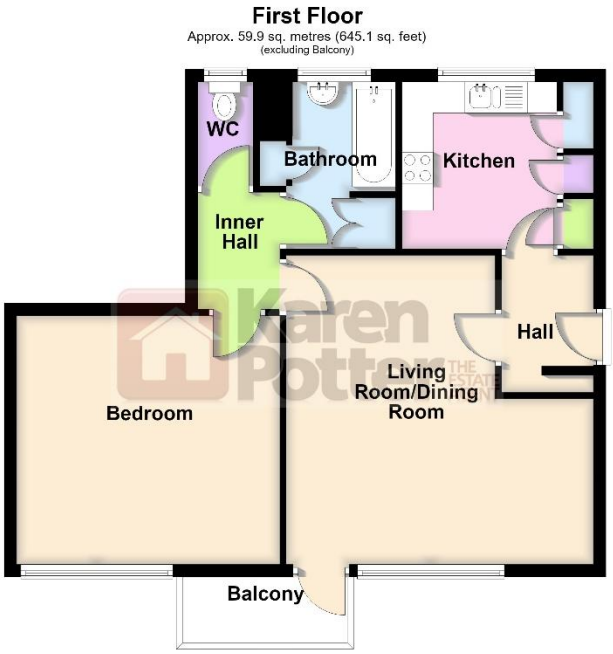
Inner Hall

Front Bedroom - 4.22m x 3.91m (13'10" x 12'10")

Bathroom - 2.69m x 1.75m (8'10" x 5'9") plus store cupboard

Separate WC - 1.68m x 0.89m (5'6" x 2'11")





Total area: approx. 59.9 sq. metres (645.1 sq. feet)





Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure: Leasehold for the residue of a term of 150 years from 29th September 1994 subject to an annual ground rent of £50 for the first 50 years which rises to £100 for the next 50 years and £200 for the final 50 years.

Service Charge: We are advised there is an "Estates and Service" charge currently totalling £2,670 per annum (as of October 2026) as a contribution towards buildings insurance, general maintenance, gardening, cleaning and lighting of communal areas, managing agent's fees etc.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2026 All Rights Reserved

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.